

When Do I Need a Permit?

Your construction projects may require review or a permit from the State or the Town. Building permits, inspections, and final inspections are required in the Town of Newmarket. Information and building permit applications are available in the office and on the website for most construction projects. This chart is intended to include the most common construction project types. It is the responsibility of the builder/construction manager to understand the laws and rules for any given project. Contact the Newmarket Department of Building Safety or the NH Department of Environmental Services at the telephone numbers provided below for help in identifying applicable rules.

For projects that do not require a permit, there may still be guidelines that you must follow during construction, landscaping, or tree cutting.

If you are not sure whether you need a permit or have any questions, please do not hesitate to contact Michael Hoffman, Building Official, at 603-659-8501 ext. 1311.

See chart on next page.

Prior to...	When working here...	You need this approval...	From...
Building or expanding a residential dwelling or a commercial or industrial building	Anywhere in Newmarket	Electric, Plumbing, Mechanical, Gas, Building Permit Required	Newmarket Department of Building Safety
	Within 250 ft. of public waters	Must meet Shoreline Protection Minimum Standards & Newmarket Zoning	NHDES Shoreline Protection Wetlands Bureau 603-271-7109 Zoning – 603-659-8501
	Anywhere not serviced by Municipal Sewer	Septic System Construction & Operational Approval	NHDES Subsurface Systems Bureau 603-271-2513
Constructing Accessory structures (some sheds are exempted), signs, swimming pools, or driveways	Anywhere in Newmarket	Newmarket building permit required	Newmarket Department of Building Safety
	Within 250 ft. of public waters	See Newmarket Zoning Must meet Shoreline Protection Minimum Standards	NHDES Shoreline Protection Wetlands Bureau 603-271-7109
Disturbing the ground or cutting vegetation	Within 100 ft. of a public water protection wetland or 25 ft. of any other wetland	Must meet Newmarket Conservation District Ordinance	Newmarket Zoning Office

Installing a dock or any other type of shoreline structure	Anywhere in Newmarket	Newmarket building permit required	Newmarket Department of Building Safety
	On any surface waters or their banks	Wetlands Permit	NHDES Wetlands Bureau 603-271-2147
Impacting the bank of any water body, i.e. stabilization or construction	On the banks of any surface water	Wetlands Permit	NHDES Wetlands Bureau 603-271-2147
Adding sand to a beach or constructing a new beach	Adjacent to any surface water		
Dredge, fill, or construction	Any jurisdictional wetland		
Applying fertilizer	Within 250 ft. of public waters	Must meet Shoreline Protection minimum standards	NHDES Shoreline Protection Wetlands Bureau 603-271-7109
Earth moving or excavation with an impact <50,000 sq. ft.			

Tree cutting	Within 150 ft. of public waters	Must meet Shoreline Protection Minimum Standards	NHDES Shoreline Protection Wetlands Bureau 603-271-7109
	Anywhere in Newmarket	Must meet Best Management Practices for Timber Harvesting	NHDES Site Specific Program 603-271-2303
Earth moving or excavation with an impact >50,000 sq. ft.	Within 250 ft. of public waters	Alteration of Terrain Permit	NHDES Site Specific Permit
Earth moving or excavation with an impact >100,000 sq ft	Anywhere In Newmarket		
Executing a Purchase & Sales Agreement on developed waterfront	Within 200 ft. of a great pond without municipal sewer	Site assessment study	NHDES Subsurface Systems Bureau
Subdividing land for single family, condo, apartment, or campground	Anywhere not serviced by municipal sewer	Septic system construction & operational approval	
Installing a well closer than 75 ft. from a property line	Anywhere	Must file a recorded well release	

Supplying water for 25 or more people 60 or more days a year	Anywhere not serviced by municipal water	Water Supply Engineering Permit	NHDES Water Supply Engineering 603-271-2513
Installing oil or propane burners	Anywhere in Newmarket	Oil & propane installation permit	Newmarket Department of Building Safety
Blasting to break up or remove rocks	Anywhere in Newmarket	Blasting Permit	Newmarket Fire Department
Removing an underground tank	Anywhere in Newmarket	Tank removal permit	Newmarket Department of Building Safety

Work Exempt from Building Permits

One story detached accessory structures used as tool and storage sheds, play houses, and similar uses, provided the floor area does not exceed 200 for single family homes.